

OBRIANT WESLEY & AMY LYNNE
95024 TIMBERLAKE DR
FERNANDINA BEACH, FL 32034

29-2N-28-0100-0003-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05
AVERAGE 70

Exterior Wall

10
ABOVE AVG 30

Roof Structur

03
GABLE/HIP 100

Roof Cover

03
COMP SHNGL 100

Interior Wall

05
DRYWALL 100

Interior Floo

14
CARPET 70

Interior Floo

08
SHT VINYL 30

Air Condition

03
CENTRAL 100

Heating Type

04
AIR DUCTED 100

Bedrooms

4 100

Bathrooms

2 100

Frame Stories

02
WOOD FRAME 100

Units

1.
1. 100

Occupancy

00
NONE 100

Quality

04
Quality Level 04

DOR CODE

0100
SINGLE FAMILY

MAP NUM

MKT AREA
04

NEIGHBORHOOD/LOC

4144.0100

TOTALS

2,548
2,106
202,811

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,106110.000199.28209,084201520150003.0097.00

1 SINGLE FAM - 100% - 2016Heated Area: 1856HX Base Yr 2016

PTO 2015BAS 2015FGR 2015ROD 2015

NASSAU COUNTY PROPERTY

PAGE 1 of 1

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE202,811

TOTAL MARKET OB/XF VALUE2,859

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE280,670

SOH/AGL Deduction116,755

ASSESSED VALUE163,915

TOTAL EXEMPTION VALUEHX HB VX55,000

BASE TAXABLE VALUE108,915

TOTAL JUST VALUE280,670

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE235,781

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U V / I RSN CD SALE PRICE

2006/15489/30/2015SW Q I 01180,200

GRANTOR:D R HORTON INC-JACKSO

GRANTEE:OBRIANT WESLEY & AM

1988/03776/25/2015SW Q Q V 05220,000

GRANTOR:JP TIMBER LAKES LLC

GRANTEE:D R HORTON INC-JACK

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2015] W16 S10 W7 S4 BAS=[YR=2015] W16 S39
FGR=[YR=2015] S20 E21 N1 FOP=[YR=2015] E5 N4 W5 S4\$ N19
W21\$ E21 S15 E5 S5 E13 N59 W23\$ E23 N14\$.

LAND DESCRIPTION

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESTOTAL ADJUNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESTOTAL ADJUNIT PRICE

1000100CSFR1000.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE08/03/2020BYKWA

Total Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 08/02/2023 BY SYS